

General Notes.

The Client is gain written & signed (including witnessed) approval from neighbouring properties in accordance with the Party Wall Act 1996 where the specific works affect the party wall or boundary wall.

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturers instructions.

All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials.

All works to be to the satisfaction of the Building Inspector.

The contractor is to ensure the appropriate L.A. notices are notified to the Building Inspector when necessary.

The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering.The contractor is to make good any disturbed surfaces etc. whether included in the works or not.

The main house is to remain secure and weathertight during works and out of hours.

All external timber to be preservative treated and primed prior to fixing. All fixings to be non-corrosive.All decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.

The contractor is to confirm load bearing structure prior to works commencing. Agree intrusive inspection/survey with client if required.

Ensure no encroachment onto neighbours demise without written agreement.

Foundation.

(Subject to site investigation) 200 min. thickness C20 mix to BS 5328 concrete strip or trench fill foundation to suit ground conditions/trench depth and H&S working practices . One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750m min. cover to foundations. Foundations taken below invert of any adjacent drain.

Depth of foundations to be to the satisfaction of the Building Inspector.Ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works. Foundations tied in to existing.

Ground Floor .

To Aspire Garden Leisure details on steel frame. Dpm's lapped/sealed with dpc's. Floor level to match main house.Assumed a ground bearing slab as above pending site investigation. If the ground is unsuitable then an alternative floor solution to be adopted.

All to achieve 0.16 U value.

External Walls.

Built up system on steel frame to (Aspire Garden Leisure) manufactures/ suppliers/approved installer details. External wall to give minimum 0.18 w/m2k U value. Timber cladding on front elevation to be Millboard Envello Board & Batten in golden oak. To the sides and rear facing the boundary (if within 1m) to have a fire retardant James Hardie cladding plank. In anthracite grey.

Roof Structure

Steel frame. To Aspire Garden Leisure details .

Roof Construction.

Flat roof-Single ply 1.5mm EPDM rubber roof sheet, installed by approved subcontractor or/as manufacturers instructions. On roof to manufactures/ suppliers/approved installer recommendations.All to give U value of 0.15 W/m2K.

Velux roof lights

Opening Velux flat roof rooflight, to clients choice.Glazing structure- "-66". To give a U value of 1.00. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to client choice.

Rainwater goods.

110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes (to match existing) discharging into trapped gully. Cutters to have grill over RWP outlets.

Doors

o give a U value of 1.4 w/m2k or better. Band B minimum.

Glazing to be toughened or laminated glass to BS6206. To comply with PAS 24:2016 or similar standard. In accordance with ADQ-bld regs.

Window

Windows to be double glazed, to have opening light of 1/20th room area and a frame installed trickle ventilator to give 8000mm2 ventilaton .

Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. To achieve a whole unit U value of 1.4w/m2K OR a WER band C.

Windows to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs..

Internal

Provide steel support for punch bag. Position to clients requirements. Provide additional framing supports within walls to clients positions for gym/well-being equipment etc.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband /wifi network extended.

Provide mains wired smoke detector.

Heating

Provide armoured duct from main house to garden build. Provide electric heating to clients choice.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new rwp

Any redundant drains to be removed or sealed in concrete to Building Inspectors recommendations.

Comprising 100 mm dia supersleve drain pipes with flexible connectors,inspection chamber etc. Laid to 1 in 40 fall (Min).All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete.

Provide concrete lintel where pipe passes through wall if required and flexible joints to pipe both sides of wall.

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A	Amd as cloud	DD	050924



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project

DETACHED GARDEN OFFICE .

status

Planning & Building regulations

drawing

SPECIFICATION.

L.A.

Rochdale

date

Jun 24

drawn by

DD.

scale

NTS@A3

dwg no

24-06-03

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rev

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